

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT MAPLE LAWN FARMS

Planning Board Meeting of April 3, 2014

File No./Petitioner: SDP-14-049 Williamsburg Group, LLC

Project Name: Maple Lawn Farms, Westside District, Area 4, Lots 125-128 and 157-170

Request: The request is for approval of a site development plan (SDP) for the construction

of 18 single family attached (SFA) dwellings and other related site improvements in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 1.64 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use

Development).

<u>Location:</u> The single family attached dwellings will be located along Market Street and

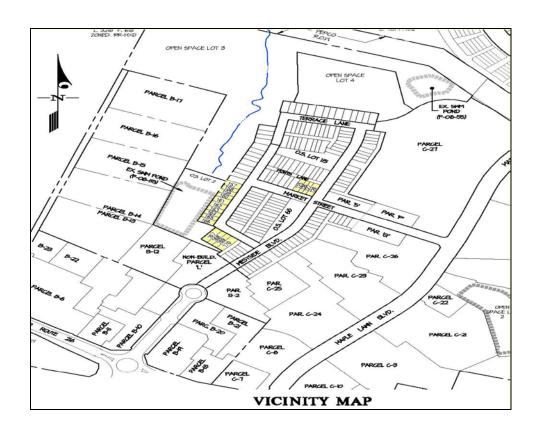
Terrace Lane, west of Maple Lawn Boulevard and north of Route 216 (in the Westside District), identified on Tax Maps 41 and 46, Grid Nos. 3 and 21 in the

Fifth Election District of Howard County, Maryland.

<u>DPZ Recommendation</u>: Approval, subject to compliance with any comments from the Planning Board.

There were no outstanding comments received from reviewing agencies

regarding this development proposal.



Vicinal Properties:

The 18 townhouse units will be located in the Westside District, Area 4, of the Maple Lawn Farms project and are surrounded by the following:

North Side - To the north of Lots 125-128 is Westside District Area 3 - a row of residential lots designated for townhome development.

East Side - To the east of this section of Westside Area 4 is Westside Boulevard.

South Side - To the south of Area 4 is the Maple Lawn Business District.

West Side - To the west is Open Space Lot 2.

Site History:

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- PB Case No. 353, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- P-13-02, Preliminary Plan to establish the Westside District, Area 4, received signature approval on April 11, 2013.
- F-14-015, Final Plan to establish the Westside District, Area 4, Lots 118-170, Open Space Lot 68, and Common Open Area Lots 171. * This plat has not been recorded as of the date of this staff report.

Site Analysis:

Site Improvements - This SDP proposes the construction of 18 SFA residential dwelling units and other related site improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the townhouses fronting closely to the public streets to define an urban streetscape to promote pedestrian traffic within the community. On the north east side of Market Street, there are four (4) townhomes that will have detached garages at the rear of the lots served by a 16' wide paved private use-in-common alley. On the west side of Terrace Lane, there are ten (10) townhomes that will have attached garages facing Terrace Lane. On the south side of Terrace Lane, there are four (4) townhomes that will have attached garages facing Terrace Lane. Each of the SFA units will accommodate their required two off-street parking spaces within their garages. A total of 36 off-street parking spaces are required for these units (18 units x 2 spaces each) with 36 parking spaces provided within two car garages. In addition, there are un-striped on-street parking spaces provided for overflow and visitor parking within the nearby Terrace Lane and Market Street right of ways. * No parking is permitted within the private alley for the four townhomes on the north east side of Market Street.

Storm Water Management (SWM) - Storm water management for this project is provided in regional SWM facilities constructed under Final Plans, F-05-012, F-08-055, and F-12-021.

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within the subject residential lots.

Landscaping - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of lot width at BRL). A total of 137 shrubs and 7 ornamental flowering trees shall be planted along the fronts of the units and the sides of those units which are adjoining a public road.

Forest Conservation - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-08-054.

Adequate Public Facilities - This project passed the tests for road adequacy and open schools under the CSP, S-01-17 and Amended CSP, S-06-16.

Development Criteria – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. All proposed SFA dwellings and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the proposed SFA residential dwellings and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

The home builder proposes to install enhanced landscaping for each of the SFA lots at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires the planting of 1 shrub per 4 linear feet of lot width in the front yard and no landscaping in the side or rear yards, unless the lot is a corner lot facing a public street

where 1 shrub per 4 linear feet of side building length is required. The developer shall provide 137 shrubs and 7 flowering ornamentals to be located at the front and sides (where the side townhome abuts a public road). Therefore, together with the required streetscape planting along the public streets and the 137 shrubs and 7 ornamental flowering trees, the site design for the SFA lots will be enhanced.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP in conjunction with Final Plan, F-14-015, will provide the landscaping and other site amenities including street lighting, street trees and pedestrian sidewalks as part of the development of these townhouse units. A nearby community square/open space area (Open Space Lot 68) will be provided in accordance with the approved PDP, CSP and other future site development plans for this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-14-015 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public streets adjacent to the proposed townhouse units in accordance with approved Final Plan, F-14-015 and this SDP.

SRC Action:

On March 11, 2014, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to the recordation of the final plat (F-14-015) and compliance with the SRC agency comments issued for SDP-14-049.

Marsha S. McLaughlin, Director

Date

Department of Planning and Zoning

Conceptual Site Plan



GENERAL NOTES

- HALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD. COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF
- 2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF

- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-I6I, F-08-072 & G.L.W. SURVEY DONE IN MAY/2009.
- 8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46BC 4 46BD
- IO. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W45 CONTRACT Nos. 24-4749-D & 24-4780-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- II. THE EXISTING UTILITIES SHOWN HEREIN MERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. INVEDIATELY NOTIFY THE BIGINEER OF ANY CONFLICTS,
- 12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- 13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
- 15. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-054.
- STELL OF MALL BE PROVIDED PRIOR TO ISSUME OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FIRE THE FOLLOWING MINIMAM REQUIREMENTS.

 A MODIT 2 (M. SERVING MORE THAN ONE SESSION.E)

 A MODIT 2 (M. SERVING MORE THAN ONE SESSION.E)

 C. GEOMETRY MAX. 158 (ARADE, MAX. 1098 GRADE CHANGE AND MIN. 45 THERMIC RADIUS.

 D. STRICLINES (CLL MESTISSHORD).

 E. DRAINAGE ELDRING CAPAGE OF SAFELY PRESIDEN (DO "NF. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE.

 F. MANITEMANCE SUPFICIENT OR RASKEL THAN IS ON THE SAFELY FRESHING IOO-'NF. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE.

- 18. PUBLIC REPUSE PICKUP IS PROVIDED AT CURBSIDE FOR LOTS 46-108 AND IN THE ALLEY FOR LOTS 85-45.
- BAY MINDONS, MINDOW MELLS, CHIMEYS, HEATING OR AIR CONDTICNING INITS AND EXTERCR STARMAYS IF NOT MORE THAN 16 FEET IN MIDTH MAY PROJECT NO MORE THAN 4 FEET IN MIDTH MAY PROJECT NO MORE THAN 4 FEET IN MIDTH MAY PROJECT NO MORE AND A FEET IN MAY PROJECT NO MORE AND A FEET
- 20. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-1T APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REGURED METLANDS, STREAM(S) OR THEIR BLFFERS, FOREST CONSERVATION EASINEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SED AND SEA RESIDENTIAL LOTS WILL BE
 PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT INDER S-OI-17, S-06-16, PB-353, PB 318 AND ZB-445M.
- 24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-445M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17) AND PB CASE NO. 310 AND S-06-16.
- 25. BUILDABLE LOTS 125-126 4 15T-170 SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY OR ALONG THE FRONT LOT LINE, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION.
- 26. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LANN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION, PLANT SUBSTITUTIONS CANNOT INCLIDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES

LOT DEVELOPMENT DATA

- RESENT ZONICS: MOD-3 FER ZE-945M
 ROOPSED USE OF SITE: 19 SFA RESIDENTIAL IDVELLINGS
 RECORSED USE OF SITE: 19 SFA RESIDENTIAL IDVELLINGS
 RULL (LA NIES & SEMER TO BE UITLIZED (CONTRACT Nos. 24-47144-D & 24-4780-D)
 PARKING FEQUIRED FER Sec.393.D.2a. 2 SPACESINIT x 10 = 36 SPACES
 PARKING FEQUIRED SER Sec.393.D.2a. 2 SPACESINIT x 10 = 36 SPACES
 PARKING FEQUIRED SER Sec.393.D.2a. 2 SPACESINIT x 10 = 36 SPACES
 PARKING FEQUIRED SER Sec.393.D.2a. 2 SPACESINIT x 10 = 36 SPACES
 PARKING FEQUIRED SER Sec.393.D.2a. 2 SPACESINIT x 10 = 36 SPACES
 PARKING FEQUIRED SER Sec.393.D.2a. 2 SPACESINIT x 10 = 36 SPACES
 PARKING FEQ.390.D.2a. 3 SPACESINIT x 10 = 36 SPACES
 PARKING FEG.390.D.2a. 3 SPACESINIT x 10 = 36 SPACES
 PARKING FEG.390.D.2a. 3 SPACESINIT x 10 = 36 SPACES
 PARKING FEG.390.D.2a. 3 SPACESINIT x 10 = 36 SPACES
 PARKING FEG.390.D.2a. 3 SPACESINIT x 10 = 36 SPACES
 PARKING FEG.390.D.2a. 3 SPACESINIT x 10 = 36 SPACES
 PARKING FEG.390.D.2a. 3 SPACES
 PARKING FEG.390.

- AREA TABULATION
 A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION. 61,630± SF OR 1,41± AC.
 1,64± ACRES (L.O.D.)
- AREA OF THIS PLAN SUBMISSION: 1.64± ACRES (L.O.D. AREA OF DISTURBANCE BY THIS 5DP: 1.64± ACRES

3.	LOT DESIGNATION:	
	LOT TYPE	LOT NUMBERS

LOI ITHE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
TOWNHOME	125-128 \$ 157-170	N/A	N/A	50 FEET (MEAN HT.)

LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS

TOWNHOME 0' NOME 20'TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACHATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

HABITABLE SPACE AND/OR OPENENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

WHERE HE REAR LOT THE IS CONTINUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR

SETBACK FOR DECKS MAY BE REDUCED TO 3'.

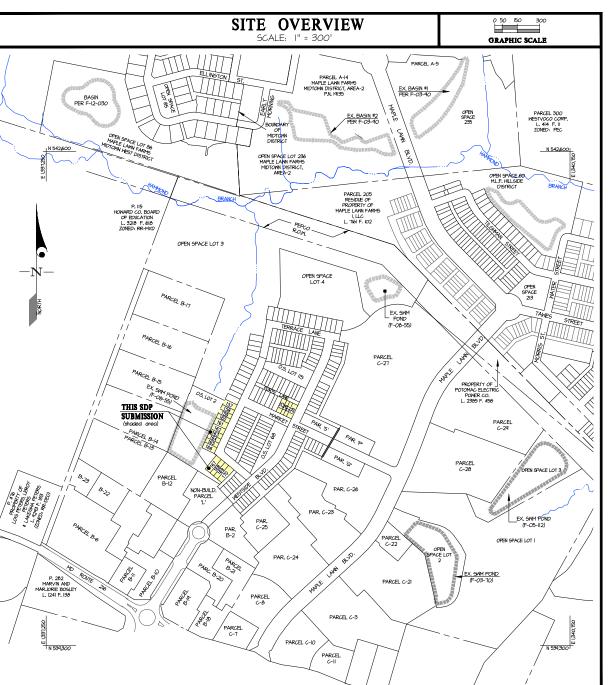
OTHER DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

- BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
- B. OPEN DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY) AND RIOW) SHALL BE 30' APART
- D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128 AT APPLIES EXCEPT FOR THE FOLLOWING.
- PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2 FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAG, TO MITHIN 12 FROM ESTEED, PORCHES MAY ENCROACH INTO THE SIGE YARD OF CORNER LOTS TO MITHIN 2 FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAG, TO MITHIN 12 FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAG, TO MITHIN 12 FOR ESTATES. PAGSAGE, PORCHES MAY ENCROACH TO MITHIN 12 FOR ESTATES.
- . STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SIDE YARDS TO WITHIN I' FROM THE FRONT PROPERTY LINE

APPROVED PLANNING BOARD OF HOWA Date:	RD COUNTY	GARDEN MALLS, FEMES, PIESS, GATES AND SIMLAR CRAMARDITS MAY. BE BLIT IN THE FRONT MAY SIDE YARDS NOT CLOSER THAN IT FROM IT FAMELY IN THE AND NOT GREATER THAN TO! IN HEIGHT ALONS THE FROM IT INC. MASCARTY VINEESS MAY ENCROACH A MAXIMM OF SIX INCHES INTO A REGURED SETBACK.		
APPROVED: HOWARD COUNTY DEPARTMENT (OF PLANNING & ZONING	PROFESSIONAL CERTIFICATION		
Director	Date	I HEREBY CERTIFY THAT THESE FLANS WESE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL BINGERE WIDER THE		
	Date	LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.		
Chief, Division of Land Development	Date	EXPIRATION DATE: MAY 26, 2014.		

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

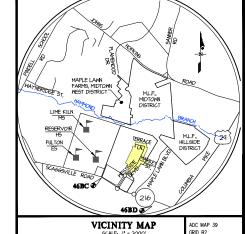
WESTSIDE DISTRICT - AREA 4 LOT Nos. 125-128 and 157-170 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA \$ NVD88 VERTICAL DATA

N = 534,925,13 E=1,337,205,T1 STANDARD DISC ON CONCRETE MONUMEN



PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS	REQUIRED OPEN SPACE (35% OF	OPEN SPACE PROVIDED IN	REGUIRED ACTIVE OPEN SPACE IN	ACTIVE RECREATION
		ACREAGE	GROSS AC.)	AC. (%) *	AG.**	AC. (%) ***
I (BUSINESS DISTRICT, AREA-I)	F-03-07	51.48	18,19	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-I)	F-03-40	31,43	13.10	15.75 (42.1)	1,31	7.52 (47.7)①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-I)	F-05-8I	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-139	3.12	1.09	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-II2/II3	3.00	1.05	0.00	0.11	
5a (HILLSIDE DISTRICT, AREA-I)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.6)	1.16	1.61 (8.7) ③
6a (HILLSIDE DISTRICT, AREA-4)	F-06-012	15.05	5.21	550 (365)	0.53	
NA	F-0T-183	3.05	1.07	0.00	0.10	
6b (MESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.9) ④
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.50	
8a (HILLSIDE DISTRICT, AREA-5)	F-II-27	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-I2-2I	0.00	0.00	0.67 (0.0)	0.00	0.67 (100) (5)
8c (MIDTOWN WEST DISTRICT)	F-I2-20	1.65	0.58	0.04 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-29	30.22	10.58	13.59 (45,0)	1.06	1.29 (9.5) 6
N/A	F-I2-I5	4.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
96 (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.69 (0.0)	0.00	0.64 (100) ①
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-I3-07	34.08	11.43	13.54 (34.4)	I.I9	5.05 (37.2) (6)
9d	F-13-08	15.19	26.53	0.00 (0.0)	2.65	0.00 (0.0)
n/a	F-12-86	15.46	5.41	3.74 (24.2)	0.54	(0.0)
ОЬ	F-I4-I5	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
100	F-14-33	0.00	0.00	23.86 (0.0)	0.00	4.55 (40.0) (4)
lic	F-I4-0I	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
llo	F-14-AA	0.00	0.00	0.00 (0.0)	0.00	(0.0) 00.0
TOTAL		494,93	173.23	180.72 (36.5)	11,32	31,43 (17,4)

- THE PRICENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
 ION OF THE OPEN SPACE REGURED MIST BE AVAILABLE FOR ACTIVE RECREATION.
 IN HE PERCENTAGE OF ACTIVE RECREATION OS, PROVIDED IS BASED ON THE OS, PROVIDED (CIMILATIVE TOTAL ACREAGE).
- (1) 152 AC. = COMMINITY CENTER (O.S. 125 5.01 AC.), O.S. 126 (0.95 AC.) AND O.S. 123 (1.96 AC.)

 (2) O.Z.A AC. = PATHMAT'S

 (3) (6) AC. = 05 LOT 126 (1.00 AC.) and O.S. LOT114 (0.61 AC.)
- (4) 4.76 AC. = 05 LOT 4 (4.76 Ac.) (S) 0.67 ACRES = 05 Lot 68 (0.67 Ac.)
- 6 1.29 ACRES = 05 Lot 85 (0.63 Ac.) and 05 Lot 84 (0.66 Ac.)
- (7) 0.64 ACRES = 05 II5 (0.64 Ac.)
- (8) 5.05 AREAS = 05 174 (0.73 Ac.), 05 180 (0.74 ac.), 05 182 (3.58)
- (9) 9.55 AREAS = 05 99 (0.90 Ac.), 05 IOI (1.75 ac.), 05 IO4 (2.85) and 05 IOT (2.44 Ac.) OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

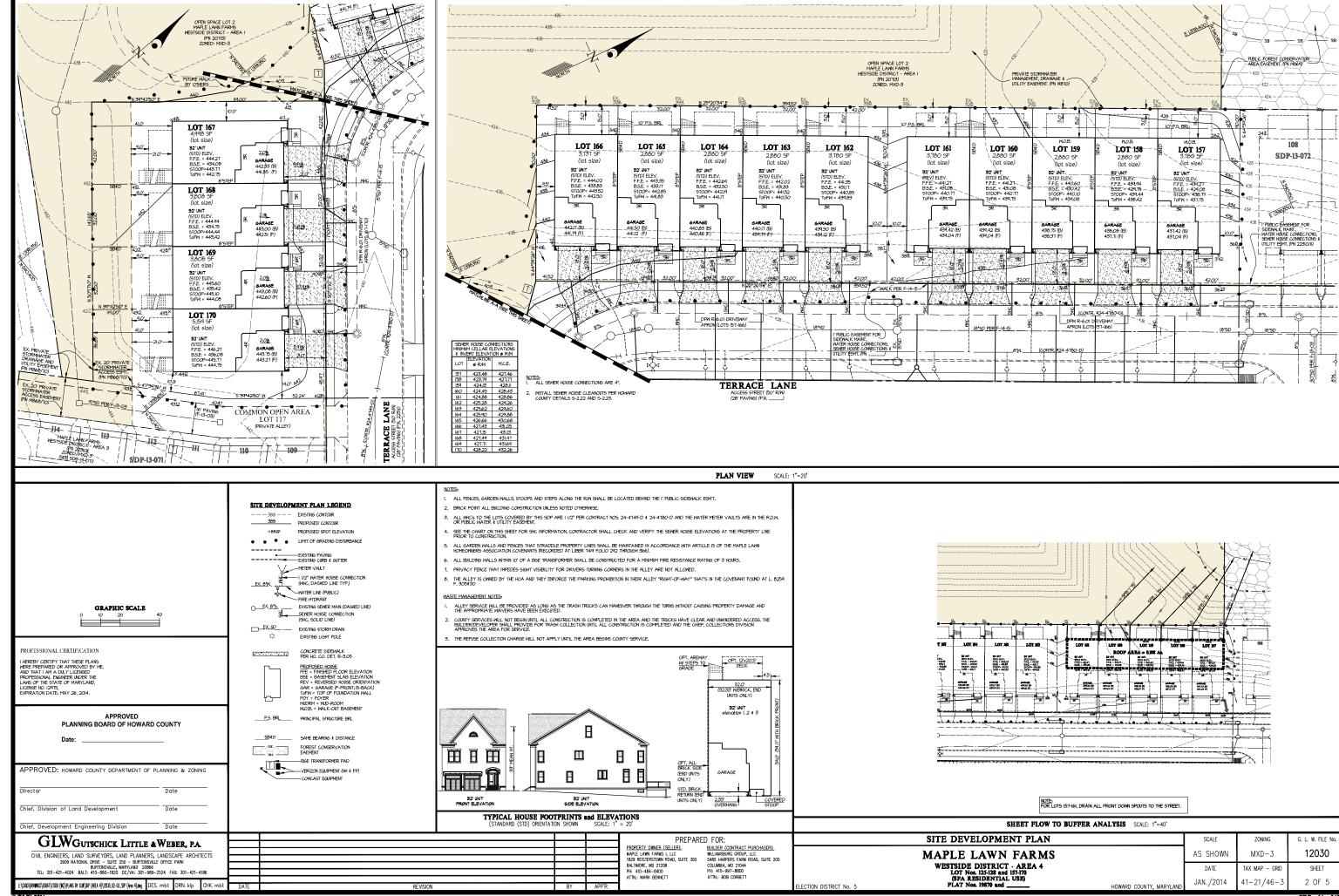
LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAI
125-128	0.32± AC	\$ 1,560,00	\$ 100.00
157-170	1.32± AC	\$ 3,900.00	\$ 100.00
TOTAL	1,64± AC	\$ 5,460,00	\$ 200,00

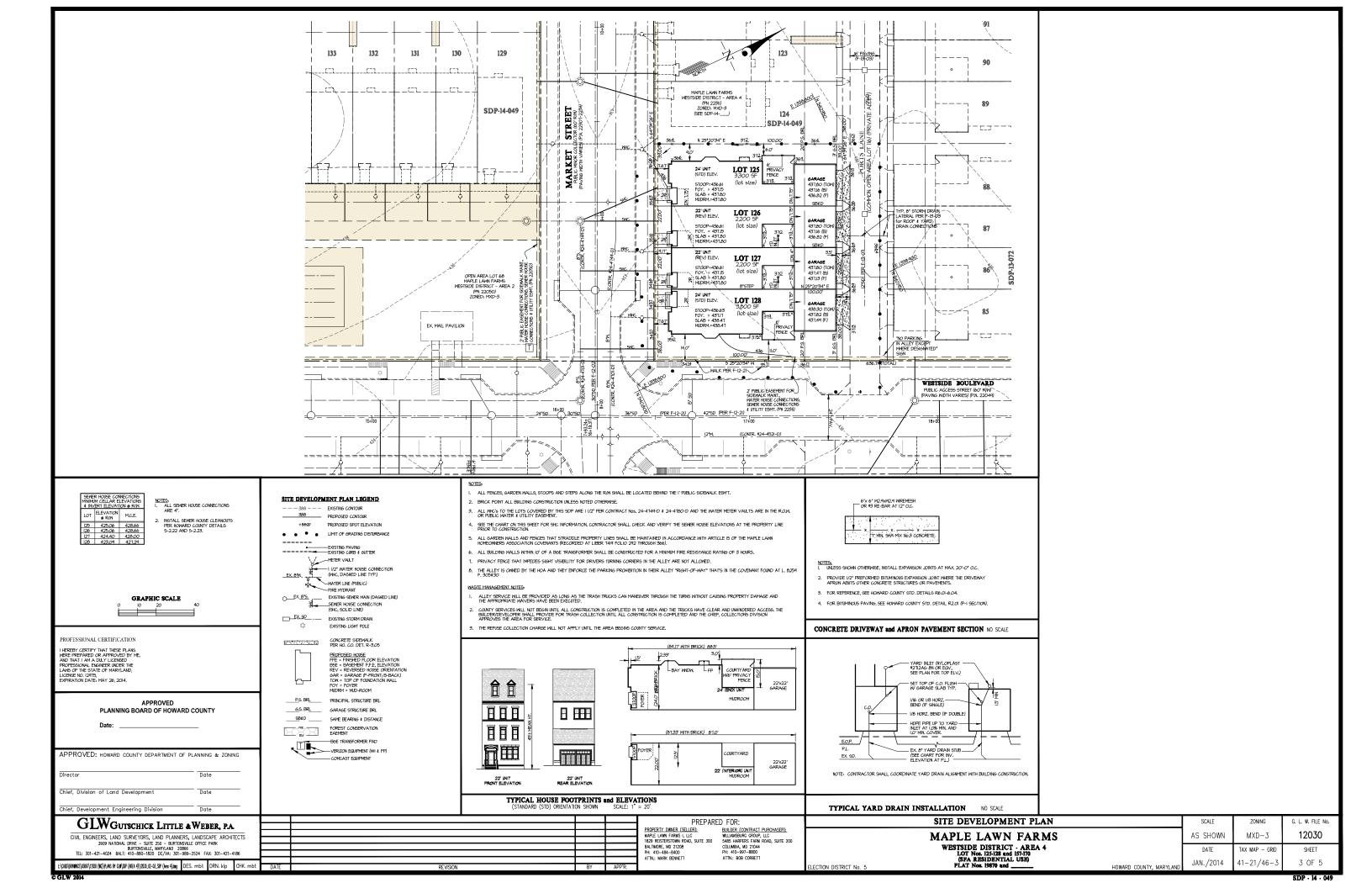
S	HEET INDEX
T.	COVER SHEET
2.	SITE DEVELOPMENT PLAN
3.	SITE DEVELOPMENT PLAN
4.	SEDIMENT CONTROL PLAN
5.	LANDSCAPE PLAN

	ADDRESS	CHAR	Т
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
125	II354 MARKET STREET	157	II272 TERRACE LANE
126	11361	158	11274
127	11363	154	11276
128	II365 ¥	160	11278
	'	161	11280
		162	11284
		163	11286
		164	11288
		165	11290
		166	11242
		167	11302
		168	11304
		169	11306
		170	11308
			•

PERMIT INFORM					ON CHAI	RT		
WATER CODE: E21				SEWER CODE: 1645 <i>000</i>				
DEVELOPMENT NAME: MAPLE LAWN FARMS		DISTRICT/AREA LO WESTSIDE DISTRICT/ 125- AREA 4 151-1		28 4	CENSUS TRACT 6051.02			
PLAT 19810 \$	ZONE MXD-3	TAX MAP 41≉46	GRID 2145		ELEC. DIS	ī.		

COVER SHEET PREPARED FOR: G. L. W. FILE No SCALE ZONING PROPERTY OWNER (SELLER): BUILDER (CONTRACT PURCHASER): 12030 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALL: 410-880-1820 DC/Vk: 301-999-2524 FAX: 301-421-4186 WILLIAMSBURG GROUP, LLC 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 PH: 410-997-8800 MAPLE LAWN FARMS AS SHOWN MXD-3WESTSIDE DISTRICT - AREA 4
LOT Nos. 125-128 and 157-170
(SFA RESIDENTIAL USE) TAX MAP - GRI 1 OF 5 41-21/46-JAN./2014 ECTION DISTRICT No. HOWARD COUNTY, MARYLAND





B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS DEFINITION <u>PURPOSE</u> . PERMANENT STABILIZATION II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). B. TOPSOILING GRAPHIC SCALE

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED SEEDBED PREPARATION CONSISTS OF LOOSENING SOL. TO A DEPTH OF 3 TO 5 INCHES BY MEARS OF SUITABLE ADRIQUEDRAL OF CONSTRUCTION EOPHERT, SUCH AS DEC HARROWS OR CHIEFLE FLOWS OF THE PREPARATION OF CONSTRUCTION EQUIPMENT, AFFEC THE COSTS, DESCRIPE, IT MANY TO BE THE COST OF THE SUITABLE FLOWS OF THE SUITABLE FLOWS OF THE SUITABLE FLOWS OF THE SUITABLE FLOWS OF THE SUITABLE FLOWS. THE SUITABLE FLOWS OF THE SUITABLE FLOWS OF THE SUITABLE FLOWS. DAPPLY FERRIZE AND LINE AS PRESCRIBED ON THE PLANS. LINCOPORATE LINE AND FERRILIZER INTO THE TOP 3 TO 5 INCHES OF SOL BY DISKING OR OTHER SUITABLE MEANS. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: II. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE CRAINED MATERIAL (GREATER THA 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOSTIBLE, AN EXCEPTION E I L'ORGAGES MILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. . GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. I. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. 6. MIX SDL AMENIMENTS INTO THE TOP 3 TO 5 INCHES OF SOL BY DISKING OR OTHER SUITABLE MEANS, RAKE LAWN AREAS TO SMOOTH THE SUIFACE, REMOVE LARGE GRAECTS LIFE STORES AND BRANCHES, ON AND GO THE COUNTY OF THE SUIFACE SUIFA TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL WEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOSTINE CONTENT, LOW INITERIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GYEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USED-MICKS. a. THE TETURE OF THE EXPOSED SUBSOL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE DEPORT OF THE PROPERTY OF THE PRODUCE OF THE PRODUCE OF THE PRODUCT OF THE PRODUCT OF THE PROPERTY OF THE PROPERT TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND OHER SOLS MAY BE USED IF RECOMMENDED BY AN ASSOCIATION OF SIL SCENIST AND APPROVED THE TURNED SIREOLS AND MUST CONTAIN LESS THAN 9 FORCHET BY VALUE OF COMERS, STORCS, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCIES IN DUMBLER. . TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. . TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNFORMLY DISTRIBUTE OFFOSIL IN A 5 TO B INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THRONGSS OF A MONES SPERADING IS TO BE PERFECTIVED IN SIDE A MANNEWER THAT SODOING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SIDE PEPEPARTION AND TILLAGE. ANY INFROGULARITIES IN the SURFACE SIZE MUST INFORM TOPSOILING OF OTHER OPERATIONS MUST BE CORRECTED IN ODDITION OF PLANE OF THE FORMAL OF SURFACE OF MINISTER SIZE OF THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFICE OF MINISTER OF THE OFFICE S.M. ASHROMEND, LYENTIZER, MID. LIM. SYCHEGATIONS). SOIL TEST MID THE PERFORMEN TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF a AGRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZE PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR DINNERSHOP PURPOSES MAY ALSO BE USED FOR CHEMICAL MAINTSES. FERTILIZERS MATERIAL PROPRIETS AND AND STREET CHAMBER AND SUTFABLE FOR EXCURATE APPLICATION. BY APPROPRIATE CAPACITY, MANUAR MAY ES STITUTED FOR EXCURATE APPLICATION BY APPROPRIATE CAPACITY, MANUAR MAY ESSITILIZED FOR EXCURATE THE SITE OF THE PROPRIATE CAPACITY OF THE PROPRIATE OR BURST TIME MAY BE SUBSTITUTED EXCEPT WHICH PROPRISE CAPACITY OF THE PROPRIATE OR BURST TIME MAY BE SUBSTITUTED EXCEPT WHICH PROPRISE (CALCIUM MODE PLESS MARKEDS MORE). LIMESTONE WHIST BE CROUND OR SUBSTITUTE TO SUBSTITUTE DESS THAT AT LESS STATE AT LESS STATE AT LESS THAT AT LESS STATE AT LESS TO PERCENT MILL PASS THROUGH A JOID MISSIONE SEVE AND 98 TO 100 PERCENT MILL PASS THROUGH A JOID MISSIONE SEVE AND 98 TO 100 PERCENT MILL PASS THROUGH A JOID MISSIONE SEVE AND 98 TO 100 PERCENT MILL PASS THROUGH A JOID MISSIONE CAPACITY AND MINORPORE THAT AT LESS TO, 5 #ZO MEST SEVEL. LOSE AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCOPPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS, WHITEE THE SUBSOIL IS DITTURE HIGHLY ACRDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE FAITE OF 4 TO 8 TONS/ACRE (2004-000 POUNDS PER 1,000 SQUARE TEET) PRIOR TO THE PLACEMENT OF TOPSOIL. PLANNING BOARD OF HOWARD COUNTY Date Chief, Division of Land Development Date Chief, Development Engineering Division GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARKAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/Va: 301-989-2524 FAX: 301-421-4186

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

a. ALL SED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SED DUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABBOARTO ALL SEED DUST MAY BEEN TESTED WITHIN THE 6 MONTHS MIDDITELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 RECARRISHING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING PAILS ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPEUD, BINNEY THE GROUND THE GROUND THE SEED OF THE PROPRIATE SEEDING MIXTURE MUST BE APPEUD MINNEY. THE GROUND THE GROUND THE SEED OF THE PROPRIATE SEEDING MIXTURE MUST BE APPEUD MINNEY. THE GROUND THE GROUND THE SEED OF THE PROPRIATE SEEDING MIXTURE MUST BE APPEUD MINNEY. THE GROUND THE MESSAGE THE PROPRIATE SEEDING MIXTURE MUST BE APPEUD MINNEY. THE GROUND THE MESSAGE THE PROPRIATE SEEDING MIXTURE MUST BE APPEUD MINNEY.

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Q. DY SEIDNE THIS NOLLDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. UNCOMPORATE SEED INTO THE SUBSOL AT THE RATES PRESSORED ON THEOPERSY SEEDING TABLE BIS, FERMANIST SERVING TRADE BIS, OR SITE-SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TOD DRECTIONS, PREPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION, ROLL THE SEEDER AREA WITH MEDICINED BELLING TO PROMEE GOOD SEED TO SUC. CONTACT.

BORILL OR CULTPACKET SEEDING MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOLL

CULTPACKET SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASION AS TO PROVIDE AT LEAST 1/4 NOH OF SOLL COVERNOR, SEEDEED MASTE RETAIN ATTER PLANTING.

APPLY SEED IN THO DIRECTIONS, PEPEPHDICULUAR TO EACH OTHER. APPLY HALF THE SEEDING THAT IN EACH DIRECTION.

HYBROSEEDING ARE IN CARD URECTION.

HYBROSEEDING APPLY SEED WINFORMLY WITH HYDROSEDER (SURRY NOLUDES SEED AND FERTILIZED).

I. FERRILIZED SEED AT THE TIME OF SEEDING, THE APPLICATION RAITES SHOULD NOT EXCEED THE FOLLOWING NITROCEN, TOO POUNDS FER ACRE.

FOUND OF SOURCE NITROCEN, PSOE (PHOSPHORROX), 200 POUNDS FER ACRE.

KZD (POINSSIM), 200 POUNDS FER ACRE.

IL LINE: US CONF (ROUND ASPOLITURAL LIMESTONE (UP TO 3 TONS FER ACRE.

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EMPLIED BY HYDROSEDENION, AND YOU RE INCHALLY ON THE PRIVATE OF HYDROSEDENION.

II. MIN SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT

MULCH MATERIALS (IN ORDER OF PREFERENCE)

AND MAIGHES UN COURT OF PREFERENCE,

STRAW CONSISTING OF HORDING THERSHED WHEAT, RYE, DAT, OR BARLEY AND
REASONABLY RENGET IN COLOR. STRAW IS TO BE FREE OF NOWLOUS WEED SEEDS
AS SPECTED IN THE MARYLAND SEED LAW AND NOT MUSTY, MODY, CAMED
DECAYED, OR DOCESSELY DUSTY, NOTE: USE ONLY STERLE STRAW MULCH IN
AREAS SHIPER ON SPECES OF GRASS IS DESTRAY.

B. WOOD CELLULOSE FREE MULCH (WCM) CONSISTING OF SPECIALLY PREPARED WOOD
CELLULOSE FROCOSSED INTO A MOPTION FEMOLOSY SHYSICAL STATE
C. WCTM, IN TO BE OTHER ORDER OF CONTRAIN A DEEDN DUST IN THE PACKAGE
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FACTORS.

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Q. APPLY MULCH TO ALL SEEDED AREAS INMEDIATELY AFTER SEEDING.
B. WEHD STRAW MULCH IS USED, SPREAD IT DOER ALL SEEDED AREAS AT THE RATE OF 2 TOOS FER ACKET DO A MURCH MOSE DEPTH OF 1 TO 2 MORES APPLY SUFFICIENT OF THE PROPERTY OF

PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPULCATION OF MULCH TO MINMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWIN METHODS (USTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AN EROSION HAZARIZ:

METHODS (USITED BY PRETERINCE), DEPENDING UPON THE SIZE OF THE AREA AND FERSON HAZARD.

L A MULCH MOLGORING TOOL IS A TRACTOR BRAIN IMPLEMENT DESIGNED TO DEVICE AND MINISTER THE PROPERTY OF THE SOUR SHEARS, AND THE SHARED TO HAZER THE PRACTICE IS MOST PRETECTIVE ON LARCE AREAS, BUT IS MINISTED TO HAZER CONTROLLED THE SOURCE AND THE SHARED THE SOURCE AND THE SHARED THE SOURCE AND THE SHARED THE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2014. DATE

NGINEER'S CERTIFICATE

CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENT PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF HE SITE CONDITIONS AND THAT TIWAS PREPARED IN ACCORDANCE WITH THE EQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

BUILDER'S CERTIFICATE

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

D USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM PICIPE B.3), AND ENTER THAN IN THE TEMPORARY SERONG SUMMANY BLOW ALONG WITH POPUCATION PARTS, SEEDING DISTRICT SERONG AND SERONG DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PUTS FERTILIZED AND LINE AREA SMIST BE PUT ON THE PLAN. FOR SITES HAWING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT RECURSTED FOR TEMPORARY SEEDING. WHEN STABILIZATION IS REQUIRED QUITSIDE OF A SEEDING SEASON, APPLY SEED AND MUICH ON STRAW MUICH ALONE SEASON. APPLY SEED AND MUICH ON STRAW MUICH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN LINTIL THE NEXT SEEDING SEASON.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

ONDITIONS WHERE FRACTICE APPLES DEPOSED SOILS WHERE GROWING COVER IS NEEDED FOR
PERIOD OF 6 MONTHS OR LESS, FOR LOWER DURANDED.

PRACTICES ARE REQUIRED.

TEMPORARY SEEDING SUMMARY

	HARDINESS : SEED MIXTUR	FERTILIZER RATE	LIME RATE			
No.	SPECIES	APPLICATION RATE (lb/ac.)	SEEDING DATES	SEEDING DEPTHS	(10-10-10)	UME RATE
1	ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac.	2 tons/ac. (90 lb./
2	PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1,000 sf)	1,000 sf)

SEDIMENT CONTROL NOTES A MINIMUM OF 48 HOURS NOTICE MUST BE CIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LECENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (410-313-1855).

ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "AMENIANDADES AND SEPECICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILEZATION SHALL BE COMPLETED WITHIN.
A. 3 CALENDAR DAYS FOR ALL PERMETER SEDMENT CONTROL STRUCTURES, DIKES, PERMETER SLOYES AND ALL SLOYES GREATER THAN 3:1, PAR'S AS TO ALL OTHER DISTURBED OR GREADED AREAS ON THE PROJECT SITE.

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "ZOIT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL PROSON AND SENSINE TOUTHOR." FOR PERMANENT SERVING (See. B-4-1). THEOREMS TO THE STANDARDS AND SPECIFICATION WITH MULCH ACORD CARE SERVING (See. B-4-4). AND MULCHING (See. B-4-3). TEMPORARY STABILIZATION WITH MULCH ACORD CARE SERVING DATES DO NOT ALLOW FOR PROFERE ORDINATION AND ESTABLISHMENT OF GROSSES.

ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

6.	SITE ANALYSIS:		LOTS 157-170	LOTS 125-128	TOTAL OF LOTS
	TOTAL AREA OF SITE	:	1.15± AC.	0.26± AC.	1.41± AC.
	AREA DISTURBED	:	1.34± AC.	0.32± AC.	1.64± AC.
	AREA TO BE ROOFED OR PAVED	:	0.84± AC.	0.22± AC.	1.06± AC.
	AREA TO BE VEGETATIVELY STABILIZED	:	0.50± AC.	0.10± AC.	0.60± AC.
	TOTAL CUT	:	983± CY	304± CY	1,287± CY
	TOTAL FILL	:	983± CY	304± CY	1,287± CY
	OFF-SITE WASTE/BORROW AREA LOCATION	:	NONE	NONE	NONE
					ll .

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE

ON ALL SITES WITH DISTURBED MEAS IN DICESS OF 2, AZRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPRETION OF INSTALLATION OF PERMIETER EFOSION AND SEQUENT CONTROLS, BUT BEFORE PROCEEDING WITH MY DIFFER FAMILY DISTURBANCE OF RORMORMS. OTHER BUILDING OR PROPOVAL SIMAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE MISPECTION APPROVALED APPROVAL BY THE MISPECTION APPROVALED APPROVALED APPROVAL BY THE MISPECTION APPROVALED APPROVAL BY THE MISPECTION APPROVALED APPROVA

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. A PROJECT IS TO BE SCUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE GRADING INIT (LAXMALM ACKEAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEDE TO A SUBSEQUENT FORMON UNIT THAN AT LEAST SO PRECEDT OF THE DISTURBED AREA IN THE PRECEDING READING UNIT HAS BEEN STABILIZED AND APPROVED BY THE EXPRESIONAL AUTHORITY, LINES SOFTERMES "SCHOOLD APPROVED BY THE APPROVIA AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DESTROED AT A GIVEN THE STABILIZED AT A GIVEN THE STAB

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

<u>DEFINITION</u>
CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DIST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

<u>Conditions where practice applies</u>

Areas subject to dust blowns and movement where on and off-site damage is likely without

The subject to dust blowns and movement where on and off-site damage is likely without

SPECIFICATIONS

WILDHES SEE SCTION 8—4—3 SOL PREPARATION, TOPSOLING, AND SOL AMERICANIS, SECTION 8—4—3 STORING AND MILCHINE, AND SOL THE PROPARE STABILIZATION. MILCHINE, AND SECTION 8—4—1 TERPERAPE STABILIZATION. MILCHINES THE ANOSCENEY OF THE PROPARE STABILIZATION.

TILLAGE: TILL TO ROUGHES SHAFE A—4—1 TEMPERAPE STABILIZATION.

TILLAGE: TILL TO ROUGHES SHAFE A—MO REPROCUCED STORE SHAFEC, BEION PLOWING ON MONARD SIZE OF SIZE CHISIL—TYPE PLOYS SPACED AROUT TO ROUGHE APART, SPRING—TOTORED HARROUS, AND SIZE OF SIZE CHISIL—TYPE PLOYS SPACED AROUT TO ROUGHE PROPAGO.

FERCEL SHAFE STABILITY OF THE STABILITY OF THE SHAFE SHAFE

EFFECT.

ROCATION: SPRINGE SITE WITH MATER UNTIL THE SURFACE IS MOST, REPEAT AS NEEDED. THE SITE MUST NOT BE RECORDED TO THE FORT THAT REMOTE COURS.

MUST NOT BE RECORDED TO THE FORT THAT REMOTE COURS.

REPLAY THE STATE OF THE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

"I/ME CERTEY THAT ALL DESCOPEDIT AND/ON CONSTRUCTION WILL BE DOME ACCORDING TO THIS PLAN, AND THAT ANY RESPONSEL PERSONAL INVOLVED IN THE CONSTRUCTION TO THIS CHARMAN OF THE CONSTRUCTION TO THE CONTROL OF SEMILAR TO THE CONTROL OF SEMILAR THAT AND EXPENSIVE OF THE CONTROL OF SEMILAR THAT PROVIDE TRANSPORT FOR THE CONTROL OF SEMILAR THAT PROVIDED THAT AND THE CONTROL OF SEMILAR THAT PROVIDED THAT AND THE CONTROL OF SEMILAR THAT PROVIDED THAT AND THAT

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

. SEED MIXTURES

GENERAL USE

© SELECT ONE OF MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDMESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2 ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATAS AND THE PERMANENT SEEDING SUMMARY IS TO BE PLACED ON THE PLANT HE PERMANENT SEEDING SUMMARY IN ESTIMANS AND THE PERMANENT SEEDING SUMMARY HE SUMMARY IS TO BE PLACED IN THE SHAPE AND SECRETARY HAS SHORELINES, SITE AND BASED ON THE SECRETARY HAS BEEN SHAPE AND SECRETARY HAS BEEN SHAPE AND SECRETARY HAS BEEN SHAPE AND SHAPE SHAPE AND SHAPE SHAPE AND SHAPE SHAPE SHAPE AND SHAPE SHAPE AND SHAPE SHAPE SHAPE AND SHAPE SHAPE SHAPE AND SHAPE SHAPE

1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES USTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

KENTUCKY BLUEGRAGS. FILL SUN MAXINET. FOR USE IN AREAS THAT RECEIVE INTERIOR MANAGEMENT REPOLATION REQUIRED IN THE AREAS OF COURTEM, MARYLAND AND ESTERMS ADDICE RECOMMENDED CONTRIBLE NEWTONY BLUEGRASS OLITIVES SEEDING RATE. 15. TO 2.0 POLVINGS FER 100D SQUARE FEET, CHOOSE A MANAMA OF THESE KONTLOVE BLUEGRASS OLITIVARS WITH EACH RANGING FROM 10. TO 35 PERCENT OF THE TOTAL MAXTURE BY MIGHT.

ii. KENTUCKY BLUEGRASS/PERENNAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

II. TALL FESCIE/NETFUCKY BLUEDRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PROME AREA AND/OR FOR AREAS RECEIVING LOW TO MEDIAN MANAGEMENT IN FULL SUN TO RECOMMENDED MIXTURE NOLUCIES, CERTIFIED THE FESCUE GUILTIVES 50 TO 3 PERCENT, CERTIFIED KAREAS CULTIVARS 0 TO 5 PERCENT, SEEDING RATES TO 8 POWER PERLY CARRIED MEDIAN FERENCE OF MORE CULTIVARS MAY BE REFUEDE.

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWINS, FOR ESTRAUSHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS QUITAVRAS 30 TO 40 PERCENT AND CERTIFIED FINE FESQUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS FOR 1000 SOUGHE FEIT.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL, CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGROULTIME, TIDE AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE CENETIC LINE

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 58,

CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)
SQUITHERN MD. FASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15
(HARDINESS ZONES: 7A, 7B)

j. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 modes, level and rake the areas to prepare a proper seeded, remove stones and debris over 1 1/2 nodes in diameter. The resulting seedbed must be in such condition that future moming of grasses will pose no difficulty.

k. IF SOL, MOSTURE IS DEFICIENT, SUPPLY NEW SEDIMOS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2) TO 1 NICH EVERY 3 TO 4 DAYS DEPONDING ON SOIL TEXTURES UNIT. THEY ARE FRALLY ESTABLISHED, THIS IS ESPECIALLY TIRLE WHEN SEDIMOS ARE MADE LATE IN THE PLANTING SEASON, IN ABROMANILY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

ı	s	EED MIXTURE: #9 (Tall Fescue)		FERTILIZER			
ı	No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	RATE (10-20-20)	LIME RATE
	9	*Certified Tall Fescue blend (95% by weight): Folcon IV, Penn 1901 & Rebei Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee	6-8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.

* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

GUNEAU SYCONCIAIONS

A. CLASS OF ILMEPGRASS SOD MIST BE MARYLAND STATE CERTIFIED, SOD LABELS MUST BE
MADE ANALABLE TO THE JOB FOREIAN AND ASSPCTOR.

SOD MUST BE MAJOHE CUT AT A UNFORM SOLD HIGHORESS OF 3/4 NOA1, PLUS OR MINUS
1/4 NOA1, AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS MUST DOLLOGE FOR
GOWINF AND THATOL BROWNEY PAOS AND TIONN OR MUREVEN BIODS MULT NOT BE
C. STANDARD SZE SECTIONS OF SOD MUST BE STRONG ENGULH TO SUPPORT THER OWN
WEIGHT AND RETAIN THEIR SZEE AND SHAPE WHIST SUSPENDED VERTICALLY WITH A FIRM
GRASP ON THE UPPER TO PERCENT OF THE SECTION.

SOD MUST NOT BE HARVESTED OR TRANSPLANIED WHEN MOSTURE CONTENT (EXCESSIVELY
DRY OR NET) MAY AVORTISCLY AFFECT ITS SURVIVAL.

MOT TRANSPRANTED WITH THE SPRINDO MUST BE APPROVED BY AN AGRONOMIST OR SOIL
SCIENTIST FROM TO ITS INSTALLATION.

SOD INSTALLATION

SOU MISTALLATION

DURNG PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRICATE THE SUBSOIL IMMEDIATELY PROOR TO LAYING THE SOO.

LAY THE REST ROW OF SOO IN A STRANGET LINE WITH SUBSCIENT ROWS PLACED PARALLEL TO IT AND INSTITUTE WITHOUT AMOUNTS EARLY SUBSCIENT ROWS TO PROMOTE MANUAL PROPERTY OF THE PROMOTE COMPARED AND THAT ALL, JOINTS ARE BUTTED TIGHT IN ORDER 10 PREVENT VODS WHICH WOULD CAUSE AND PRIVATE OF THE ROTS.

C. WHEREVER POSSIBL, LAY SOO WITH THE LONG EDDES PARALLEL TO THE CONTION AND WITH STAGEDRIA JOINTS ROLL AND THAN PEOR OF DIVERSES SCIENT ESO TO PREVENT SUSPERSES ON SOORS AND THE SUBSCIENT AND THE PROPERTY OF THE PROPERTY OF THE WITH SOO PARA AND SOLL SUFFACE BELOW THE SOO ARE THOROUGHLY WIT. COMPLETE THE PURP SOOD FARM AND SOLL SUFFACE BELOW THE SOO ARE THOROUGHLY WIT. COMPLETE THE POPER SOOD FARM AND SOLL SUFFACE BELOW THE SOO ARE THOROUGHLY WIT. COMPLETE THE POPER SOOD FARM AND SOLL SUFFACE BELOW THE SOO ARE THOROUGHLY WIT. COMPLETE THE POPER SOOD FARM AND SOLL SUFFACE BELOW THE SOO ARE THOROUGHLY WIT. COMPLETE THE POPER SOLL OF THE POPER SOL

a. In the Assence of Adequate Ranfall, water daily during the First Week or as often and sufficiently as recessary to marrian most sol to a depth of 4 American Registration of the Reg

PROPERTY OWNER (SELLER):

MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 DH: 410_484_8400

PREPARED FOR:

BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 PH: 410-997-8800

ATTN.: BOB CORBETT

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. DURATION: $1/2\ day$.

SEQUENCE OF CONSTRUCTION

4.7

W 200 4000 89 4000 89

INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SF) ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-doy.

CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: $3\!-\!4$ months. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: $1-\mathrm{day}$.

ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.

PLACE CRUSHED AGGREGATE (2 TO 3 NOHES IN SIZE) OR EQUIVALENT RECYCLED CONGRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SIZE.

MARIAN DITRACE IN A CONTINUE THE MENT HOW WERE OF THE SOT,
THE START OF THE SOURCE OF

. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Durotion: 1/2 day 8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

LOT MA

80 MT SID) ELEV. F7E : 4024 BAC : 4020 SIDDP-442M Taffi : 4401

4045 (I) 4045 (I)

82" per (STD) H.Ev. F.F.E. : 445.05 H.S.E. : 455.07 STOOT: 442.05 SK

649.46E 44.50 (N) 44.72 (F)

82 JAT 6101 B.Dv. FFE = 444,02 BSE = 499,09 STDOP = 445,52 TOPN = 442,50

4927 BIL 4927 BIL 4927 BIL

TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN/SWM FACILITIES ON OPEN SPACE LOT 3 IN THE WESTSIDE DISTRICT AND OPEN SPACE LOT 3 IN THE BUSINESS DISTRICT PER F-05-112 (SEE SHEET #1).

IF HOUSE CONSTRUCTION TO CONCENTENT WITH ACCOUNTING THE WORK ON THESE PLANS WITH F-12-021 AND F-13-003. AT THE DISCRETION OF THE SEDMENT CONTROL INSPECTOR, REPAIR AND MAINTAIN ANY SEDMENT CONTROL MEASURES INSTALLED UNDER F-12-021 AND F-13-003.

4. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE HAS BEEN MASS GRADED F-08-054/55. ALL SOILS ARE NOW CONSIDERED "MAN-MADE".

SEDIMENT CONTROL LEGEND

_______ PROPOSED CONTOUR

PRE N. FOREST CONSTRUMING

LOT 187

85 VAT - 610) 8.64. 19.6. - 694.07 - 950.07 - 466.07 - 1074 - 491.15

48142 80 48104 P)

97 JAT 970) BLDV. F72, = 401,44 BSE - 401,8 STOOP: 401,44 BFH - 401,40

450,00 (S) 451,31 (P)

800 815V. 610) 615V. FFE. + 440.60 63.6 + 460.70 5100P+ 440.00 10PH + 459.00

600.75 (b) 600.75 (b)

LOT 160

82 WF 60/ 015/. PFE = 44/27 BOE = 45/20 STORY - 44/17 TOTA - 45/15

499.42 (B) 499.43 (B) 499.44 (B)

SF SET LOT 125

27 UNT LOT 126

PO SERVICE LOT 127

\ **|**=

45100 (1000) 45101 (0) 45101 (0)

#07: 4015 8) 9.49: 45180 HEXRY-65180

SOOP-GAME
STORY OF STORY
MARKET STORY
MARKET

5700P=49649 FOY: = 45*21 9.45 < 458.41 HERRI 488.47

BY UNIT OTD BLDV, FFE = 44L05 BLSE = 45UT STOOP= 44CMS TOPN = 45CMS

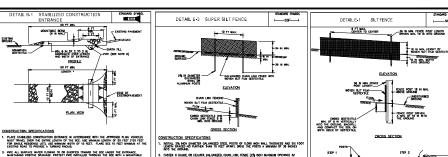
90' (AT 910) ELEY. FFE = 442,02 ELSE - 461,89 51009- 440,50 1674 - 440,50

4001 (0)

• • LIMIT OF GRADING DISTURBANCE SF SILT FENCE

S.C.E.

STABILIZED CONSTRUCTION ENTRANCE SOILS DELINEATION GOC -SOILS



FASTER 9 GALLOC OR HEAVER GALVANIZED CHAIN LINK FENCE (2% INCH MAJORAM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH MIRE TES OR HIJG KINGS.

FASTEN WOVEN SUIT FUN GEOTEXTILE AS SPECIFED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSCOPE SHE OF GAIN LINK FRACE WITH THIS SPACED EVERY 24 HOURS AT THE TOP AND MOSECTION, EMBED GEOTEXCLE AND CHAIN LINK FRACE, A MANUAU OF 8 HOURS INTO THE GROUND. WHERE DIES OF THE GETTEXTHE COME TOGETHER, THE ENDS SHALL BE OWERLAPPED BY 6 INCHES, FOLDES, AND STAPLED TO PREVENT SEDMENT BY PASS. EXTEND BOTH EXIDS OF THE SUPER SLT FENCE A MINIMUM OF FIVE HERIZONTAL FEET UPSLEDE AT 65 DEDREES TO THE MAIN FENCE AUGMENT TO PREVENT RUNOFF FROM DOING AROUND THE ENDS OF THE SUPER SLT FENCE. PROVICE MANUFACTURER CERTIFICATION TO THE RESPECTION/EMPORCEMENT AUTHORITY SHOWNS THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION 14-1 MATERIALS. REMOVE ACCUMULATED SECRETATION DESIGN WHEN BRIDES EXPLISE IN TEXAS OR WHEN SECRETAL PROPERTY OF THE HEIGHT REPLACE GETWENTE IF FORM, IF LINGERMINING OCCURS, RENGTALL CHAIN LINK SECRETAGE AND GOTTERLE.

S IN MIN. SOFTH NO. II MAN. EDNOS.

BOVEN EUT IL BERTH DE CONTROL DE CO PENCE POST DRIVEN A MIN. OF 16 M INTO THE GROUND CROSS SECTION FINAL CONFIGURATION (NO. JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

Use nood posts $16\times16\times16$ in Not (winning) square cut of sound quality hardwood, as an alternative to noods post use standard "7" on "0" section steel posts weighing not less in 1 pound per unlear foot. S USE MOVEN SUIT FILM RECOTEXTILE AS SPECIFED IN SECTION H-1 MATERIALS AND FASTEN GEO SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIFE TIES OR STAPLES AT TOP AND A PROVIDE MANUFACTURER CERTIFICATION TO THE MUTHORIZED REFRESENTIATIVE OF THE RECORDING TO THE MUTHORIZED REFRESENTIATIVE OF THE RECORDING THE MUSTOR THE EXTEND BOTH ENDS OF THE SULT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSUDPE AT 45 DEGREES TO THE MAIN FENCE AUDIMENT TO PREVENT RUMOFF FROM GOING AROUND THE ENDS OF THE SULT FENCE.

WHILED STRUCKES FOR STEECHOOL FOR SEL ENGINE AND STRUCKES AND STRUCKES AND STRUCKES AND STRUCKES AND STRUCKES AND STRUCKES FOR SEL ENGINE CONTROL.

WHILED STRUCKES AND STRUCK SEDIMENT CONTROL PLAN SCALE MAPLE LAWN FARMS 1'' = 40'MXD-3WESTSIDE DISTRICT - AREA 4
LOT Nos. 125-128 and 157-170
(SFA RESIDENTIAL USE) TAX MAP - GRID JAN./2014 41-21/46-3 PLAT Nos. 19870 and ____ HOWARD COUNTY, MARYLAND

4 OF 5

G. L. W. FILE No

12030

